Attachment A

City of San Diego Civic Center Comparison - 10 Year Summary

	Capital Expenses	Operating & Maintenance	Net Parking	Rent/O&M Expenses	Net Retail & Meeting Space	Debt	Relocation	Incremental Costs - New		2010 Base	Incremental Costs Over
Year	Owned Bldgs	Owned Bldgs	(Rev)/Exp	Leased Bldgs	(Rev)/Exp	Service	Costs	Process	TOTAL	Year Costs	Base Year
	si pada na katalon kat Katalon katalon										
"Revised i	Proposal" Cost	s									
1 2010	0	3,424,064	(1,593,866)	11,267,347	959,012	0	0	0	14,056,556	14,056,556	0
2 2011	2,929,869	3,543,906	(1,658,436)	11,404,873	1,093,639	189,875	0	0	17,503,726	14,056,556	3,447,170
3 2012	2,929,869	3,667,942	(1,725,617)	11,749,455	0	8,000,000	636,540	0	25,258,189	14,056,556	11,201,633
4 2013	2,929,869	3,796,320	(1,795,515)	11,761,679	0	8,500,000	0	0	25,192,353	14,056,556	11,135,797
5 2014	1,458,270	4,786,726	(2,325,105)	6,843,865	(26,527)	14,000,000	953,306	0	25,690,536	14,056,556	11,633,980
6 2015	0	5,139,078	(2,895,741)	0	(397,377)	15,327,191	0	0	17,173,150	14,056,556	3,116,594
7 2016	0	5,293,250	(3,014,142)	0	(407,565)	15,360,409	0	. 0	17,231,952	14,056,556	3,175,396
8 2017	0	5,452,047	(3,137,361)	0	(418,016)	15,398,501	0	0	17,295,173	14,056,556	3,238,617
9 2018	0	5,615,609	(3,265,593)	0	(428,735)	21,499,590	0	0	23,420,871	14,056,556	9,364,315
10 2019	0	5,784,077	(3,399,042)	0	(439,730)	21,498,260	0	0	23,443,565	14,056,556	9,387,009
1											
TOTAL	10,247,876	46,503,019	(24,810,417)	53,027,219	(65,299)	119,773,825	1,589,846	0	206,266,069	140,565,561	65,700,508
TOTAL	10,247,876	46,503,019	(24,810,417)	53,027,219	(65,299)	119,773,825	1,589,846	0	206,266,069	140,565,561	65,700,508
	10,247,876 ady" Costs	46,503,019	(24,810,417)	53,027,219	(65,299)	119,773,825	1,589,846	0	206,266,069	140,565,561	65,700,508
		46,503,019 3,424,064	(24,810,417)	53,027,219 11,267,347	(65,299) 959,012	119,773,825 0	1,589,846	0	206,266,069 14,056,556	140,565,561 14,056,556	65,700,508 0
"Hold Stea	ady" Costs										
"Hold Stea	ady" Costs	3,424,064	(1,593,866)	11,267,347	959,012	0	0	0	14,056,556	14,056,556	0
"Hold Stea 1 2010 2 2011	ady" Costs 0 10,723,708	3,424,064 3,543,906	(1,593,866) (1,658,436)	11,267,347 11,404,873	959,012 994,502	0	0 0	0	14,056,556 25,008,553	14,056,556 14,056,556	0 10,951,997
"Hold Stea 1 2010 2 2011 3 2012	ady" Costs 0 10,723,708 10,723,708	3,424,064 3,543,906 3,667,942	(1,593,866) (1,658,436) (1,725,617)	11,267,347 11,404,873 11,749,455	959,012 994,502 1,031,292	0 0	0 0	0 0 0	14,056,556 25,008,553 25,446,780	14,056,556 14,056,556 14,056,556	0 10,951,997 11,390,224
"Hold Stea 1 2010 2 2011 3 2012 4 2013	ady" Costs 0 10,723,708 10,723,708 10,723,708	3,424,064 3,543,906 3,667,942 3,796,320	(1,593,866) (1,658,436) (1,725,617) (1,795,515)	11,267,347 11,404,873 11,749,455 11,761,679	959,012 994,502 1,031,292 1,069,430	0 0	0 0 0	0 0 0	14,056,556 25,008,553 25,446,780 25,555,622	14,056,556 14,056,556 14,056,556 14,056,556	0 10,951,997 11,390,224 11,499,065
"Hold Stea 1 2010 2 2011 3 2012 4 2013 5 2014	ady" Costs 0 10,723,708 10,723,708 10,723,708 10,723,708	3,424,064 3,543,906 3,667,942 3,796,320 3,929,192	(1,593,866) (1,658,436) (1,725,617) (1,795,515) (1,868,239)	11,267,347 11,404,873 11,749,455 11,761,679 11,977,105	959,012 994,502 1,031,292 1,069,430 1,108,963	0 0 0 0	0 0 0 0	0 0 0 0	14,056,556 25,008,553 25,446,780 25,555,622 25,870,728	14,056,556 14,056,556 14,056,556 14,056,556 14,056,556	0 10,951,997 11,390,224 11,499,065 11,814,172
"Hold Stea 1 2010 2 2011 3 2012 4 2013 5 2014 6 2015	ady" Costs 0 10,723,708 10,723,708 10,723,708 10,723,708 0	3,424,064 3,543,906 3,667,942 3,796,320 3,929,192 4,066,713	(1,593,866) (1,658,436) (1,725,617) (1,795,515) (1,868,239) (1,943,904)	11,267,347 11,404,873 11,749,455 11,761,679 11,977,105 12,877,899	959,012 994,502 1,031,292 1,069,430 1,108,963 1,149,944	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0	14,056,556 25,008,553 25,446,780 25,555,622 25,870,728 17,350,651	14,056,556 14,056,556 14,056,556 14,056,556 14,056,556	0 10,951,997 11,390,224 11,499,065 11,814,172 3,294,095
"Hold Stea 1 2010 2 2011 3 2012 4 2013 5 2014 6 2015 7 2016	ady" Costs 0 10,723,708 10,723,708 10,723,708 10,723,708 0 0	3,424,064 3,543,906 3,667,942 3,796,320 3,929,192 4,066,713 4,209,048	(1,593,866) (1,658,436) (1,725,617) (1,795,515) (1,868,239) (1,943,904) (2,022,628)	11,267,347 11,404,873 11,749,455 11,761,679 11,977,105 12,877,899 13,469,661	959,012 994,502 1,031,292 1,069,430 1,108,963 1,149,944 1,192,423	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 1,200,000 800,000	14,056,556 25,008,553 25,446,780 25,555,622 25,870,728 17,350,651 17,648,504	14,056,556 14,056,556 14,056,556 14,056,556 14,056,556 14,056,556	0 10,951,997 11,390,224 11,499,065 11,814,172 3,294,095 3,591,948
"Hold Steat 1 2010 2 2011 3 2012 4 2013 5 2014 6 2015 7 2016 8 2017	ady" Costs 0 10,723,708 10,723,708 10,723,708 0 0 0	3,424,064 3,543,906 3,667,942 3,796,320 3,929,192 4,066,713 4,209,048 4,356,365	(1,593,866) (1,658,436) (1,725,617) (1,795,515) (1,868,239) (1,943,904) (2,022,628) (2,104,535)	11,267,347 11,404,873 11,749,455 11,761,679 11,977,105 12,877,899 13,469,661 14,080,241	959,012 994,502 1,031,292 1,069,430 1,108,963 1,149,944 1,192,423 618,228	0 0 0 0 0 0 0 0 225,068	0 0 0 0 0 0 0 0 0 737,924	0 0 0 0 0 1,200,000 800,000	14,056,556 25,008,553 25,446,780 25,555,622 25,870,728 17,350,651 17,648,504 17,913,291	14,056,556 14,056,556 14,056,556 14,056,556 14,056,556 14,056,556 14,056,556	0 10,951,997 11,390,224 11,499,065 11,814,172 3,294,095 3,591,948 3,856,735

NOTES: The "Incremental Costs Over Base Year" (shaded) column shows the increased costs over the 2010 base year costs for rent and other building expenses.

Information in this summary has been extracted from the JLL consulting firm's cost projections for the two Civic Center options: "Revised Proposal" and "Hold Steady."

These additional costs have not been built into the most recent Five-year Outlook.